



**The City of Hoboken
Community Development Block Grant**

**Consolidated Annual Performance Evaluation Report (CAPER)
for Program Year 2015**

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken during the program year beginning July 1, 2015 and ending June 30, 2016 using federal funds granted to the City of Hoboken by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. Activities and accomplishments described in this report primarily benefit low-income and moderate-income residents of the City of Hoboken, neighborhoods with high concentrations of low-income and moderate-income residents, and the city as a whole. The City of Hoboken received a 2015 CDBG entitlement allocation of \$1,086,876. The City will be re-programming \$57,900 of these funds into Program Year 2016.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

The Five-Year Consolidated Plan for Program Years 2015-2019 and Program Year 2015 Annual Action Plan provide guidelines for selecting projects and activities to fund during each subsequent program year. The goals identified in the plans, and the anticipated funds are summarized in the table below.

The Source/Amount numbers identified in the below chart were generated by HUD in accordance with a previous allocation.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Program Planning and Administration	Administration	CDBG: \$203,855.60(IDIS) \$150,000(Actual)	Other	Other	N/A					

Hoboken Housing Authority Elevator Modernization	Non-Housing Community Development	CDBG: \$662,530.70(IDIS) \$386,250(Actual)	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	0	0%	182	0	0%
Hoboken Shelter Capital Improvements	Non-Housing Community Development	CDBG: \$338,924.60(IDIS)	Homeless Person Overnight Shelter	Persons Assisted	164	0	0%	164	0	0%
Mama Johnson Field Sports Netting	Non-Housing Community Development	CDBG: \$32,770(IDIS)	Parks, Recreational Facilities	Persons Assisted	2065	0	0%	2065	0	0%
Public Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$152,891.70(IDIS) \$163,031.40(Actual)	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	809	161.80%	800	809	101.13%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Hoboken continues to implement the goals and objectives identified in the five-year consolidated plan to achieve development of a viable urban community. The City’s CDBG entitlement allocation for Program Year 2015 was \$1,086,876. In the Program Year 2015 Action Plan, projects were chosen based upon citizen input, statistical data and consultation with community based organizations, state agencies and city departments. The City identified 15 projects total: 12 in the areas of public service activities, 2 public facility improvements, and 1 public housing improvement project, in addition to administration, that would be funded during the 2015 program year. Through public meetings and surveys, the City of Hoboken gives special attention to the highest priority activities identified by its stakeholders. The City of Hoboken facilitates a competitive process to select public projects. An Ad-Hoc City Council Subcommittee selects applicants based on an application scoring matrix and community need to recommend award of funding. The City of Hoboken gives projects that fall into the high priority category more points than those that rank lower.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	153
Black or African American	192
Asian	18
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	0
Total	365
Hispanic	20
Not Hispanic	345

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2 displays the number of families assisted, as reported through quarterly updates, by CDBG subrecipients. The number of families reported is distinct from the number of persons reported. The number of persons assisted can be found in the Attached PR-23 Summary of Accomplishments Report and the attached spreadsheet. The total number of persons that will be assisted upon completion of Public Facilities projects is 346. The total number of persons assisted for Public Services is 809.

It should be noted that PR-23 does not reflect an accurate number of persons served. One of the City's Public Services subrecipient's, All Saints Community Service & Development Corporation, was not correctly entered into the IDIS system. Another Public Service subrecipient, The Waterfront Project, had their IDIS Accomplishments updated after the CAPER was created. The current PR-23 reflects a total of 816 persons, whereas the most accurate number is 870. The attached spreadsheet reflects 870.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		\$1,086,876	\$274,221.39

Table 3 – Resources Made Available

Narrative

The City of Hoboken's target areas represent portions of the City in which 51 percent or more of the residents are low- to moderate-income and thus eligible for CDBG, HOME and ESG activities which include projects and programs for housing, infrastructure, economic development, and the various other Consolidated Plan elements that impact quality of life.

Resources available through the City of Hoboken are almost exclusively dedicated to the improvement of living conditions for extremely low, very low or low-income individuals and families which are defined as persons who make at or below 30 percent, 50 percent, and 80 percent of median family income in Hudson County.

The City of Hoboken makes CDBG assistance publicly available through a city-wide application process. In certain instances the City may target and invest CDBG funds to specific areas where 51% or more of the total household beneficiaries have low to moderate incomes. Typically, the City qualifies CDBG activities under the national objective of benefit to low and moderate income households or targeted towards a low and moderate income area. Documentation proof of income status is a requirement to benefit from CDBG programs.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Hoboken 2010 DTN low Mod Income Map	100	100	Service generated. Attached.

Table 4 – Identify the geographic distribution and location of investments

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City's CDBG entitlement allocation for 2015 was \$1,086,876. All funds were committed to projects that met the consolidated plan's goals and objectives. During the program year, \$274,221.39 in CDBG funding was expended. All projects are Low-Moderate Income Clientele Benefit, meaning the beneficiary must provide proof of income eligibility for services provided with CDBG funds. However, some projects are based on location or area benefit.

Housing and homeless activities, accessibility and facility improvements were distributed on a citywide basis to benefit low-moderate income clientele (LMC benefit). Applications are accepted with income qualification and documentation is necessary when Low-moderate Clientele (LMC) benefit factor is used.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Special-Needs households to be provided affordable housing units	6	
Total	6	

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance	0	
Number of households supported through the production of new units	0	
Number of households supported through the rehab of existing units	0	
Number of households supported through the acquisition of existing units	0	
Total	0	

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's Zoning Board approved, in Spring of 2016, a 6-unit building to be comprised 100% with homeless veterans. The project is receiving 6 project based vouchers through the New Jersey Department of Community Affairs. The project is expected to be completed by October of 2017.

Discuss how these outcomes will impact future annual action plans.

The City is anticipating a number of affordable housing units being developed as required by the City's Affordable Housing Ordinance, Chapter 65A. There are currently at least three building developments which have been approved by the City's Zoning Board which require the applicant to provide a set number of affordable housing units. These affordable units, when constructed and occupied, will more than satisfy the annual goal of 6 affordable housing units.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:
Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

In Program Year 2015, the City of Hoboken funded the Hoboken Shelter for both its Permanent Supportive Housing Program (Public Service) and Capital Improvements (Public Facilities). The Public Service program met its target of persons serviced. The Public Facilities project is ongoing. The Hoboken Shelter is currently working with an architect to finalize a public bid package for a general contractor. Once the general contractor is procured, the rehabilitation work to the existing building is estimated to take 4 to 6 months.

Addressing the emergency shelter and transitional housing needs of homeless persons

In Program Year 2015, the City of Hoboken funded the Hoboken Shelter for both its Permanent Supportive Housing Program (Public Service) and Capital Improvements (Public Facilities). The Hoboken Shelter's Public Service program provided 22 individuals with transportation to supportive service appointments from their scattered site housing locations throughout the region. The Public Facilities project is still underway, as the subrecipient is complying with all procurement and labor standards. Once the Public Facilities project is complete, the building will be able to more efficiently service the population utilizing the shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Hoboken's CDBG program funds a number of public service programs that assist very low and low income families avoid costs and situations which would, if not assisted, lead to homelessness. The Waterfront Project is a tenant advocacy program that has assisted 8 clients, in some cases whom would have led to being evicted. The City also funds child care services (Day Care 100, HOPES CAP, and Mile Square Early Learning Center) which provide subsidized child care for working families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In Program Year 2015, the City of Hoboken funded the Hoboken Shelter for both its Permanent Supportive Housing Program (Public Service) and Capital Improvements (Public Facilities). The Hoboken Shelter's Public Service program provided 22 individuals with transportation to supportive service appointments from their scattered site housing locations throughout the region. The goal of the Permanent Supportive Housing Program is to assist 22 Shelter guests to move into their own apartments with Project Based Vouchers under clinical supervision. This program consists of two components: First, through intensive case management services, shelter guests are assisted with finding and applying for apartments. Second, through partnerships with affordable housing programs and government project-based vouchers (PBV), shelter residents are provided with their own apartment along with clinical supervision provided by the Shelter's Case Management Team.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Hoboken is continuously working with the Hoboken Housing Authority (HHA) on modernizing the existing elevator fleet. Program Year 2015 improvements were made to Fox Hill Gardens, located at 311 13th Street. The HHA owns the building and manages the property along with placing qualified residents into housing. In order to eliminate consistent repair costs and elevator down time, both elevators in the building are being modernized. In 2014 the HHA spent over \$280,000 in elevator repairs and maintenance. The elevators are original to the buildings which were constructed in the 1950's. Due to the increasing repair costs across the Authority's 26 buildings coupled with significant cuts in federal funding, properly maintaining them have become a challenge in the property. The most effective solution is modernization.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Public housing residents are involved in the management and the Hoboken Housing Authority and are encouraged to become a voice for each of their respective apartment complexes. The Hoboken Housing Authority has monthly board meetings in different areas of the City to encourage wide ranging participation. The Fox Hill Gardens Elevator Modernization project was presented at a public board meeting and a resolution was approved by the housing board to authorize the project.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Hoboken adopted an Affordable Housing ordinance, Chapter 65A, on October 17, 2012. The ordinance promotes and regulates the creation of city-wide affordable housing. The ordinance requires developers seeking a density variance to make at least 10 percent of their housing stock affordable for very-low, low, and moderate-income families. The City is currently in the process of adopting a “guidebook” entitled “Administration of Affordable Units: Policies and Procedures Manual” to explain how eligible individuals and families are placed into Hoboken’s Affordable Housing units, and to provide instruction for working with developers, property owners and landlords as new affordable units become available.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Hoboken will continue to collaborate and support all Hudson County affordable housing initiatives through the Hudson County HOME Consortium. HOME funds are allocated at the County level.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Hudson County Division of Health and the Jersey City Health Department both have active lead testing and lead treatment programs. The City of Hoboken actively supports those efforts in ensuring that children and adults are aware of the dangers of lead poisoning. Free blood testing programs are held regularly.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City intends to work together with Hudson County to implement certain policies in the eradication of poverty and make services available for those in danger of becoming considered in-poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's Department of Community Development is responsible for management, implementation and monitoring of the Consolidated Plan documents, the Annual Actions Plans, and other documents related to CDBG compliance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Hoboken is part of the Hudson County HOME Consortium, and will continue to support the nexus between affordable housing and supportive services where possible.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City is currently addressing impediments cited in the July 22, 2016 Annual Action Plan Approval letter from HUD Newark, where the Office of Fair Housing and Equal Opportunity (FHEO) recommended the following:

1. Submit a Language Assistance Plan for limited English-proficient populations that exceed 5% population threshold (Hispanic, 15.2% and Asian, 7.0%);
2. Submit an Analysis of Impediments (AI) and certification that the City is Affirmatively Furthering Fair Housing;
3. Submit Section 3/HUD form-60002, along with fully complying with Section 3 regulations of 24CFR Part 135.

The City is committed to complying with these outstanding recommendations by December 15, 2016.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City continuously monitors its programs for compliance with HUD requirements with respect to Public Services, Program Administration, and Public Facilities. Each project is reviewed for eligibility in terms of National Objectives and Eligibility requirements as stated in 24 CFR Part 570. The City makes every attempt through the day-to-day administration to the CDBG program to conform with the required HUD certifications with regard to fair housing, non-discrimination, employment opportunities, labor compliance, and outreach to minority businesses.

Performance reviews take place through the scrutiny of reports submitted for the expenditure of grant funds. The City also conducts annual periodic remote and on-site monitoring utilizing the "Checklist for Monitoring of a Subrecipient". If monitoring reveals discrepancies or deviations in regards to levels of accomplishments, performance, budget, procurement, progress reports or otherspecial conditions, this will be identified as a "finding". The subrecipient will be notified accordingly and remedial action will be taken. There were no activities with reported findings in Program Year 2015.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In order to fulfill statutory and regulatory requirements mandated by the U.S. Department of Housing and Urban Development, the City of Hoboken makes available for public comment the Consolidated Annual Performance Report (CAPER) which provides the jurisdiction an opportunity to evaluate its overall progress in carrying our priorities and specific objectives identified in its Consolidated Plan and its Action Plan which includes funding allocations for the CDBG Program.

A public notice will announce a 15-day public comment period which is scheduled to take place from September 6 to September 23, and at which time the public may submit written comments. This notice will be published in the Hudson Reporter and Jersey Journal. It will also be distributed through the City's website.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Hoboken is currently reprogramming \$57,900 that was originally allocated in Program Year 2015 towards Public Facilities projects in Program Year 2016. The breakdown of this reprogramming is as follows:

- \$42,000 in unused Program Administration funding
- \$15,900 originally allocated to a Public Facility project that was later determined to not meet the designated National Objective

Program Year 2015 was the City's first year as an Entitlement Community, and therefore will adjust future Program Administration budgets in accordance with the final 2015 expenditure. The National Objective for Public Facilities was discussed with HUD Newark. The City will work with applicants closely in future Program Years to ensure compliance with National Objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

Attachments

- 1. PR-23 CDBG Summary of Accomplishments**
- 2. PR-26 CDBG Financial Summary Report**
- 3. Summary of Accomplishments Raw Data**